

100 50 0 100 200
SCALE: 1" = 100'

Received by the Planning Department on 5.7.12

CITY OF MCKINNEY
102.52 ACRES
AGRICULTURAL

SEMINOLE BLOOMINFIVE L.P.
47.608 ACRES
INSTR.#2008031700031660
AGRICULTURAL

GRANTISIE ANN
YOUNGBLOOD
13.4504 ACRES
AGRICULTURAL

J. GUADALUPE H. ROMERO
2.5639 ACRES
INSTR.#2012127001338070
AGRICULTURAL

ALEJANDRO & ALCIA DIAZ
1.442 ACRES
Vol. 5013, Pg. 4247
COMMERCIAL

MICKIE & JOHN M. LOUGEL BEATTY
& KENNETH E. LUSK
4.037 ACRES
INSTR.#2007032000037350
COMMERCIAL

AZAM MIRBAGHERY
1.23 ACRES
INSTR.#20110726000776080
COMMERCIAL

1 2 3
TRINITY HEIGHTS No. 1
CABINET P. PAGE 324
PD-1583 05-05-048

CYPRESS HILL DR.
1 2 3

LEGAL DESCRIPTION

Situated in Collin County, Texas, in the Tola Dunn Survey, Abstract No. 284 and being a part of a 67.45 acre tract described in a deed recorded in Volume 277 Page 139 of the Collin County Deed Records and being more particularly described by metes and bounds as follows:

BEGINNING at a corner post in the Northwest corner of the said tract.

THENCE, in an easterly direction with the north line of the said tract as follows:

N 8957'00" E, a distance of 1162.00 feet to a post;

S 8949'00" E, with an established fence line a distance of 900.00' to a stake;

S 8934'00" E, a distance of 428.00 feet to an iron stake in the west right-of-way line of State Highway #5;

THENCE, in a southerly direction with the west right-of-way line of State Highway #5 as follows:

S 0515'00" W, a distance of 600.00 feet;

S 0742'00" W, a distance of 248.00 feet;

S 1112'00" W, a distance of 272.00 feet;

S 1535'00" W, a distance of 200.00 feet; to an iron stake in the south line of the said tract;

THENCE, N 8844'00" W, with the south line of the said tract a distance of 1791.00 feet to an iron stake in the most southerly southwest corner of the said tract;

THENCE, N 0121'00"E, a distance of 509.60 feet to an iron stake at an inner corner of the said tract;

THENCE, N 8940'00" W, a distance of 519.80 feet to an iron stake in the most westerly southwest corner of the said tract;

THENCE, NORTH, with an established fence line and hedge row along the west line of the said tract a distance of 755.70 feet to THE PLACE OF BEGINNING containing 65.243 acres of land.

EXMAR INC.
69.625 ACRES
Vol. 5089, Pg. 1200
AGRICULTURAL

N. 0121'00" E, 509.60'

DONALD M. MOTSENBOCKER
14.231 ACRES
Vol. 4872, Pg. 2971
AGRICULTURAL

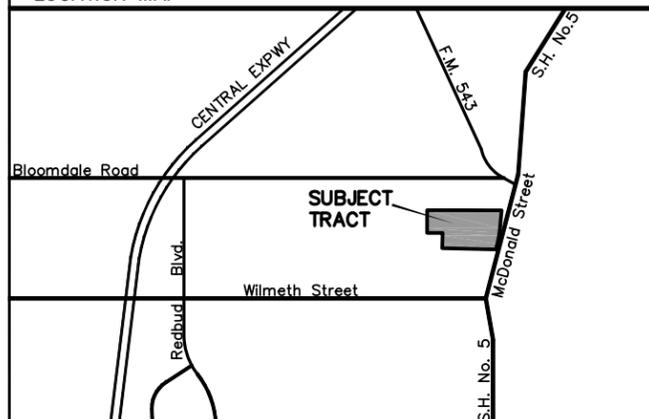
H.K. NEW HAWAII LIMITED
13.2886 ACRES
Vol. 5854, Pg. 2955
AGRICULTURAL

H.K. NEW HAWAII LIMITED
10.91 ACRES
AGRICULTURAL

CROOKED CREEK INC.
1.979 ACRES
INSTR.#20070822001170520
INDUSTRIAL

CROOKED CREEK / BLUE
MOUNTAIN ADDITION
LOT 1, BLOCK A
CAB. L. PG. 714
INDUSTRIAL

LOCATION MAP



OPEN SPACE = 11.49 ACRES
3500 L.F. HIKE & BIKE TRAIL
2 OPEN SPACE IMPROVEMENTS

- (⬡) DENOTES PAVILION
- (⊗) DENOTES TOT LOT
- (⊞) DENOTES PARK BENCH
- (■) DENOTES DETENTION AREA

EXACT LOCATION OF THE HIKE & BIKE TRAIL TO BE DETERMINED BY THE DEVELOPER AND THE CITY OF MCKINNEY

ZONING EXHIBIT
WOODCREEK ESTATES
BEING 65.243 ACRE IN THE
TOLA DUNN SURVEY, ABSTRACT No. 284
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
MAY 03, 2012

TIPTON ENGINEERING, INC.
6330 Broadway Blvd., Suite C Garland, Texas 75043 • (972) 226-2967
rtipon@tiptoneng.com

~ DEVELOPER ~
DOUGLAS PROPERTIES INC.
2309 Avenue K ~ Suite 101 ~ Plano, Texas 75074
972-422-1658